

**SPECIAL MAGISTRATE HEARING  
1<sup>st</sup> FLOOR COMMISSION CHAMBERS  
FORT LAUDERDALE CITY HALL  
MARK PURDY PRESIDING  
SEPTEMBER 1, 2016  
9:00 A.M.**

**Staff Present:**

Mary Allman, Secretary, Special Magistrate  
Yvette Cross-Spencer, Clerk III  
Stacey Gordon, Clerk III  
Rhonda Hasan, Assistant City Attorney  
Jose Abin, Building inspector  
Frank Arrigoni, Building Inspector  
Grace Ateek, Code Compliance Officer  
Leonard Champagne, Senior Code Compliance Officer  
Alejandro DelRio, Building Inspector  
Ingrid Gottlieb, Senior Code Compliance Officer  
Linda Holloway, Code Compliance Officer  
Shelly Hullett, Code Compliance Officer  
Captain Robert Kisarewich, Fire Inspector  
Jorge Martinez, Code Compliance Officer  
George Oliva, Chief Building Inspector  
Wilson Quintero, Code Compliance Officer  
Mary Rich, Code Compliance Officer  
John Suarez, Code Compliance Officer  
Lois Turowski, Code Compliance Officer  
Geneva Williams, Clerk III  
Tasha Williams, Administrative Aide

**Respondents and witnesses**

CE13121356: Victor Burnett, property manager; Darrin Gursky, attorney  
CE15062098: Victor Gerardo, property manager; Lisa Laird, legal administrator  
CE16040440: Jeremy Moening, tenant  
CE16070492: Terra Sickler, attorney  
CE15111640: Evan Taber, owner; Abraham Narkes, manager  
CE15111446: Joseph Caprice, owner  
CE16031981: Betty LaFleur, owner  
CE16061603: Fernando Gomez, owner's nephew  
CE13081748: Phyllis Mathis, owner  
CE16040747: John Watson Jr., owner  
CE15031101: Courtney Crush, attorney  
CE16020019: Lanny Kalik, representative; Diane Rogerson, neighbor  
CE15071143: Brian Meanly, attorney; Victor Smith, president  
CE16020934: Ingeborg Leatherbury, owner

CE16020935: Ingeborg Leatherbury, owner; Robert Lovejoy, tenant  
CE16010521: Aaron Alamar, manager  
CE16040900: Melissa Goupy, vice president  
CE16011782: Miorika Cristea, manager  
CE16010136: Milano Costello, owner  
CE15071058: Mark Kushner, attorney; Dwayne Dickerson, attorney  
CE15110020: Richard Polemeni, representative  
CE16040494: Monica Barnes, attorney  
CE16030155: Quisha Ferguson, owner  
CE15111719: Pete Simon, owner  
CE15100424: Yiolette Borneus, owner; Jennyfer Joseph, owner's niece  
CE15101872: Steven Thompson, owner's representative  
CE15110658: Ryan Aboud, attorney  
CE15102197: Adam Rosenberg, manager  
CE16021661: Corey Carano, attorney; Karen Campbell, property manager  
CE15111717: Milagros Malin, property manager; Rayda Menendez, general contractor's representative  
CE16011074: Lisa Rothe, owner  
CE09080343: Jocelyn Blaylock  
CE08021711: Prosper Ulysse, owner  
CE07091428; CE10062712; CE11121701; CE12060684: Sue King, bank representative  
CE14072211; CE14072212; CE15071079: Jason Silver  
CE12060872: Carlos Zapata, owner  
CE12050919; CE15060634; CE15061913; CE15032148; CE15040756; CE15020127:  
CE14100972: CE14060224: Mark Kushner, attorney; Dwayne Dickerson, attorney  
CE13061599; CE14022185; CE12060132: Connie Salerno, attorney; Melissa Maxey  
CE14030599: Eliana Medaglia, company representative  
CE08030185; CE08091852; CE08101675: CE12030097: Jorge Torres  
CE06010060; CE07100309: CE15032009: Julie Hager, owner, Timothy Hager, owner  
CE14021327; CE15042105: CE15072313: Victor Badel, owner's representative  
CE08101827: Michael Cocking, owner's father  
CE14072130: William Iggoe, owner; Teresa Littlefield, owner  
CE13050005: George March  
CE14060082: Ozzie Brocche, legal representative  
CE14090976: John Ball, owner; Carol Ball, owner; John Worchester, contractor  
CE07082026: Pedro Feliz, owner  
CE09062385: Jarrett Williams, attorney

NOTE: All individuals who presented information to the Special Magistrate during these proceedings were sworn in.

The meeting was called to order at 9:00 A.M.

**Case:CE15071058**

1529 NW 2 AVE  
RHA 2 LLC

This case was first heard on 10/1/15 to comply by 10/15/15 and 10/29/15. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$59,800 and the City was requesting the full fine be imposed.

Mark Kushner, attorney, stated some of the issues had been complicated and taken time to resolve. He noted that some of the violations were the result of tenant actions. Mr. Kushner requested the fines be reduced to cover City costs.

Ingrid Gottlieb, Senior Code Compliance Officer, said in the beginning, the owner had not acted to comply the violations. The City had conducted 18 inspections and there had been four hearings.

Judge Purdy imposed the \$59,800 fines without prejudice and advised Mr. Kushner to apply for a lien reduction.

Mr. Kushner requested that no order be recorded until the lien reduction hearing. Ms. Hasan was concerned because without recording the liens, the property could be sold without the liens showing up in a search. Judge Purdy stated the standard recording procedure would be followed.

**Case: CE13121356**

110 N FEDERAL HWY  
THE WAVERLY AT LAS OLAS CONDO

This case was first heard on 2/6/14 to comply by 8/7/14. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$14,550 and the City was requesting the full fine be imposed.

Captain Robert Kisarewich, Fire Inspector, confirmed the violations were in compliance and said this had been a complex process. He recommended reducing the fines to \$520.

Darrin Gursky, attorney, agreed to the fine reduction. He agreed that compliance had been a complicated process.

Judge Purdy imposed a fine of \$520 for the days the property was out of compliance.

**Case: CE16070492**

220 SW 22 AVE  
WELLS FARGO BANK NA

Service was via posting at the property on 8/10/16 and at City Hall on 8/18/16.

Leonard Champagne, Senior Code Compliance Officer, testified to the following violation:

18-7(b)

THE PROPERTY IS BOARDED WITHOUT FIRST OBTAINING A  
BOARD-UP CERTIFICATE.

Officer Champagne presented photos of the property and the case file into evidence and recommended ordering compliance within 28 days or a fine of \$100 per day.

Terra Sickler, attorney, said permits were pending and requested an additional 60 days.

Judge Purdy found in favor of the City and ordered compliance within 28 days or a fine of \$100 per day.

**Case: CE15101872**

2400 E COMMERCIAL BLVD # FIRE  
CALIFORNIA STATE TEACHERS RETIR % C

Frank Arrigoni, Building Inspector, recommended reducing the fines to \$580 to cover City costs.

Steven Thompson, owner's representative, agreed.

Judge Purdy imposed a fine of \$580 for the days the property was out of compliance.

**Case: CE15111640**

415 NW 7 ST  
TRUST NO 413-415 LAND TRUST SERVICE

This case was first heard on 4/7/16 to comply by 5/19/16. Violations were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$10,400 fine, which would continue to accrue until the property was in compliance.

Wilson Quintero, Code Compliance Officer, said the property was still not in compliance; a cement pad remained in the vacant lot.

Evan Taber, owner, requested 90 days, stating he was unaware the pad must be removed. Officer Quintero recommended 49 days.

Judge Purdy granted a 49-day extension, during which time no fines would accrue.

**Case: CE16040494**

1750 SW 31 AVE  
FLORIDA POWER & LIGHT CO %PROP TAX

Service was via posting at the property on 8/15/16 and at City Hall on 8/18/16.

Frank Arrigoni, Building Inspector, testified to the following violations:  
FBC(2014) 105.3.2.1

THE FOLLOWING PERMIT(S) WAS/WERE LEFT TO EXPIRE:  
BUILDING PERMIT #14102365 (INSTALL, SLAB, GROUND  
EQUIPMENT NEW STEALTH)  
BUILDING PERMIT #14121912 (8' COMMERCIAL CHAIN  
LINK FENCE 48 LN FT)

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED  
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS  
APPROVAL FROM THE BUILDING DEPT. THROUGHOUT THE  
PERMITTING AND INSPECTION PROCESS.

Inspector Arrigoni recommended ordering compliance within 42 days or a fine of \$50 per day.

Monica Barnes, attorney, stated the City had issued a permit but then revoked it, requiring them to go through level 3 site plan approval, which they were doing. They planned to appear before the Planning and Zoning Board in October or November. She requested at least 90 days. Inspector Arrigoni informed Judge Purdy that these permits had not been revoked. Ms. Barnes said they could not close the permits until they completed the site plan approval process. Ms. Hasan stated the owner could void the permit and show that the work had not been done. She was unsure how the site plan approval process would prevent the owner from re-opening an expired permit for a fence.

Judge Purdy found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day.

**Case: CE16021661**

2950 NW 20 ST

MIZELL, RONA & YATES, KERRY L

This case was first heard on 5/19/16 to comply by 6/2/16. Violations were as noted in the agenda. The property was in compliance, fines had accrued to \$12,900 and the City was requesting the full fine be imposed.

Wilson Quintero, Code Compliance Officer, recommended reducing the fine to cover administrative costs of \$672.

Judge Purdy imposed a fine of \$672 for the days the property was out of compliance.

**Case: CE15111717**

5400 NW 35 AVE

KTR NBROW LLC %PROLOGIS TAX COORDIN

This case was first heard on 4/7/16 to comply by 5/19/16. Violations were as noted in the agenda. The property was in compliance, fines had accrued to \$2,600 and the City was requesting the full fine be imposed.

Milagros Malin, property manager, stated they had inherited the issues when they purchased the property.

Frank Arrigoni, Building Inspector, recommend reducing the fines to \$580 to cover administrative costs.

Judge Purdy imposed a fine of \$580 for the days the property was out of compliance.

**Case: CE16061603**

501 SE 8 ST

LOFT TOWER GROUP LLC

Service was via posting at the property on 8/12/16 and at City Hall on 8/18/16.

Jose Abin, Building Inspector, testified to the following violations:

9-1.(d)

VIOLATIONS OF THE FLORIDA BUILDING CODE ARE APPLICABLE UNDER THIS SECTION OF CITY OF FORT LAUDERDALE ORDINANCE. SPECIFICALLY UNDER FBC(2014) SECTION 116 UNSAFE STRUCTURES AND EQUIPMENT.

9-259

THE PREMISES ARE UNFIT FOR HUMAN OCCUPANCY AND IT REQUIRES DEMOLITION UNDER THIS SECTION OF CITY OF FORT LAUDERDALE ORDINANCE.

9-260.(a)

PER THIS SECTION OF THE CITY ORDINANCE IF THE OWNER REFUSES, OR DOES NOT APPEAR AT THE HEARING, TO COMPLY TO CORRECT THE VIOLATIONS AS NOTED IN SECTION 9-1.(d) and 9-259 THE CITY SHALL HAVE RECOURSE TO ADDRESS THE VIOLATIONS AND MAY REQUIRE THE UNSAFE STRUCTURE TO BE VACATED OR DEMOLISHED AT THE OWNERS EXPENSE.

18-7

(A) VACANT AND UNOCCUPIED BUILDING, OR PORTION THEREOF, WHOSE DOORS, WINDOWS, OR OTHER OPENINGS ARE BROKEN, MISSING OR UNSECURED, SO AS TO ALLOW ACCESS TO THE INTERIOR:

THIS VACANT PROPERTY IS NOT ADEQUATELY SECURED TO ENSURE PUBLIC HEALTH AND SAFETY. THERE ARE MISSING WALL A/C UNITS THAT PRESENT LARGE OPENINGS ON THIS BUILDING. DOORS ARE BEING LEFT AJAR THUS ALLOWING OPEN ACCESS TO PROPERTY.

Inspector Abin presented photos of the property and the case file into evidence and recommended ordering the owner to apply for permits within 35 days to repair the structure to minimum housing standards or to apply for a permit to demolish the structure within 30 days or the City would demolish the structure at the owner's expense.

Fernando Gomez, owner's nephew, stated the owners had not decided whether to rehabilitate the property or demolish the buildings and requested time to present the City with a scope of work for one of those options.

Ms. Hasan recommended adhering to Inspector Abin's timeframe because of the condition of the property and the safety hazard it presented to the community.

Judge Purdy found in favor of the City and ordered the owner to apply for permits within 35 days to repair the structure to minimum housing standards or to apply for a permit to demolish the structure within 30 days or the City would demolish the structure at the owner's expense.

**Case: CE15102197**

2601 E OAKLAND PARK BLVD  
2601 M L FUND LLC

This case was first heard on 2/18/16 to comply by 3/31/16. Violations were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$7,650 fine, which would continue to accrue until the property was in compliance.

Adam Rosenberg, manager, stated the owners had purchased the property one year ago and violations predated hurricane Wilma in 2005. He said it was taking longer to comply than he had hoped. He requested 60 days.

Frank Arrigoni, Building Inspector, recommended a 42-day extension.

Judge Purdy granted a 42-day extension, during which time no fines would accrue.

**Case: CE13081748**

517 NW 16 AVE

MATHIS, PHYLLIS & TIMMONS, DAVID

This case was first heard on 10/17/13 to comply by 1/16/14. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$73,475 and the City was requesting the full fine be imposed.

Shelly Hullett, Code Compliance Officer, said the owner had taken care of the violations as soon as she had access to the property. She recommended reducing the fines to administrative costs of \$1,804.

Phyllis Mathis, owner, stated David Timmons had committed fraud to get his name on the deed and his name had been removed from the deed and he had been physically removed from the house. Ms. Mathis had been unaware of the violations and liens.

Judge Purdy imposed a fine of \$1,804 for the days the property was out of compliance.

**Case: CE15031101**

604 SW 12 AVE

ASHTON HOLDINGS & DEVELOPMENT LLC

This case was first heard on 7/16/15 to comply by 1/14/16. Violations were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$38,800 fine, which would continue to accrue until the property was in compliance.

Courtney Crush, attorney, said a permit had been pulled for the work on 8/25/16.

Linda Holloway, Code Compliance Officer, recommended time to complete the gravel installation in the parking lot to address the drainage problem.

Judge Purdy granted a 35-day extension, during which time no fines would accrue.



**Case: CE15071143**

811 NE 14 PL

MIDDLE RIVER MANOR CONDO

This case was first heard on 4/7/16 to comply by 5/19/16. Violations were as noted in the agenda. The property was in compliance, fines had accrued to \$4,000 and the City was requesting the full fine be imposed.

George Oliva, Chief Building Inspector, confirmed the property was now in compliance and recommended reducing the fines to \$2,000.

Brian Meanly, attorney, said his client had acted diligently to comply the violations after passing the special assessment to charge unit owners for the costs. He requested the fines be reduced to administrative costs.

Judge Purdy imposed a fine of \$2,000 for the days the property was out of compliance.

**Case: CE16040900**

1330 NW 23 AVE

UNION CHEMICAL INDUSTRIES CORP

Service was via posting at the property on 8/12/16 and at City Hall on 8/18/16.

George Oliva, Chief Building Inspector, testified to the following violation:  
FBC(2014) 110.15

PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY  
ESTABLISH BY THE BROWARD BOARD OF RULES AND  
APPEALS FOR THE BUILDING SAFETY INSPECTION  
PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:  
THE REQUIRED 40 YEARS BUILDING SAFETY INSPECTION  
REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION  
REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR  
ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS  
NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN  
90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

Inspector Oliva explained that this property had three buildings on two folio numbers and this case pertained to folio number 9232410020. He recommended ordering compliance within 42 days or a fine of \$100 per day.

Melissa Goupy, vice president, said there had been confusion regarding the addresses. She stated four roofing companies had provided widely varying estimates for the repairs and requested time to get additional information. Inspector Oliva stated the engineer of record needed to submit the report indicating that repairs were required; the City would then grant 180 days to have the repairs done.

Judge Purdy found in favor of the City and ordered compliance within 42 days or a fine of \$100 per day.

**Case: CE16020934**

820 PONCE DE LEON DR  
GOOD SERVICE REALTY INC. % INGEBORG LEATHERBURY

Service was via posting at the property on 8/10/16 and at City Hall on 8/18/16.

Linda Holloway, Code Compliance Officer, testified to the following violations:  
9-280(c)

THERE ARE PAVERS ON THE PROPERTY THAT ARE IN DISREPAIR,  
UNEVEN AND PRESENT AN UNSAFE TRIPPING HAZARD.

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THE  
PAINT HAS BECOME STAINED, DIRTY, HAVE HOLES, ROTTED WOOD  
ON THE FASCIA AND STRUCTURE AND MISSING/CHIPPING PAINT.  
STRUCTURAL PARTS INCLUDING FASCIA, SOFFITS AND BALCONIES  
HAVE LOOSE MATERIALS AND NEED TO BE PATCHED AND/OR  
RESURFACED TO MATCH EXISTING COLOR.

9-308(b) THE ROOF IS DIRTY WITH DEBRIS.

Complied:

9-305(b)

Officer Holloway presented photos of the property and the case file into evidence and recommended ordering compliance within 35 days or a fine of \$25 per day, per violation.

Ingeborg Leatherbury, owner, stated she had hired someone to correct the violations and presented her own photos of the property. Officer Holloway clarified for Ms. Leatherbury what still needed to be done to comply.

Judge Purdy found in favor of the City and ordered compliance within 35 days or a fine of \$25 per day, per violation.

**Case: CE16020935**

824 PONCE DE LEON DR  
GOOD SERVICE REALTY INC. % INGEBORG LEATHERBURY

Service was via posting at the property on 8/10/16 and at City Hall on 8/18/16.

Linda Holloway, Code Compliance Officer, testified to the following violation:  
9-305(b)

THE LANDSCAPING DOES NOT PRESENT A NEAT, WELL-KEPT  
AND HEALTHY APPEARANCE. THERE ARE AREAS WITH  
BARE/MISSING GROUND COVER ON THE LAWN.

Officer Holloway presented photos of the property and the case file into evidence and recommended ordering compliance within 35 days or a fine of \$25 per day.

Ingeborg Leatherbury, owner, agreed.

Robert Lovejoy, tenant, said he had already installed some sod to try to comply and would finish the rest of the area.

Judge Purdy found in favor of the City and ordered compliance within 35 days or a fine of \$25 per day.

**Case: CE15110020**

1700 NW 49 ST # 120

NORTH BROWARD HOSPITAL DISTRICT

This case was first heard on 3/17/16 to comply by 4/28/16. Violations were as noted in the agenda. The property was in compliance, fines had accrued to \$1,950 and the City was requesting the full fine be imposed.

Frank Arrigoni, Building Inspector, recommended reducing the fines to cover administrative costs of \$580.

Richard Polemeni, representative, agreed to the fine reduction.

Judge Purdy imposed a fine of \$580 for the days the property was out of compliance.

**Case: CE16040440**

201 SW 18 AVE

HOLEY, SCOTT E & HOLEY, DAWN R

Service was via posting at the property on 8/10/16 and at City Hall on 8/18/16.

Linda Holloway, Code Compliance Officer, testified to the following violation:  
47-34.1.A.1.

THE TENANT, "CUTTING EDGE ENGRAVING", IS ENGAGING IN  
BUSINESS AT THIS RESIDENTIAL SINGLE FAMILY RESIDENCE PER  
CASES CT15021066. THIS IS A NON-PERMITTED USE IN THIS ZONING  
DISTRICT.

Officer Holloway presented photos of the property and the case file into evidence and recommended ordering compliance within 35 days or a fine of \$25 per day.

Jeremy Moening, tenant, requested 60 days to have all of the work done and inspected.

Judge Purdy found in favor of the City and ordered compliance within 63 days or a fine of \$25 per day.

**Case: CE16040747**

520 NW 22 AVE  
DAUGHTRY, WILLER EST

Service was via posting at the property on 8/8/16 and at City Hall on 8/18/16.

Shelly Hullett, Code Compliance Officer, testified to the following violations:  
18-12(a)

THERE IS OVERGROWTH OF GRASS/PLANTS/WEEDS, TRASH AND  
DEBRIS LITTERING THIS OCCUPIED PROPERTY.

9-305(b)

THE LANDSCAPING OF THIS PROPERTY INCLUDING THE SWALE AREA,  
IS NOT PROPERLY MAINTAINED AND PROTECTED. THERE ARE AREAS  
OF THE YARD WHICH ARE BARE AND NEED GROUND COVER.

9-304(b)

THE PARKING FACILITIES OF THIS OCCUPIED RESIDENTIAL  
PROPERTY ARE NOT MAINTAINED IN A GOOD CONDITION AND THERE  
ARE VEHICLES/TRAILERS PARKED ON THE LAWN.

Officer Hullett presented photos of the property and the case file into evidence and recommended ordering compliance within 49 days or a fine of \$25 per day, per violation.

John Watson Jr., owner, agreed.

Judge Purdy found in favor of the City and ordered compliance within 49 days or a fine of \$25 per day, per violation.

**Case: CE16011074**

6521 NW 34 AVE  
ROTHER, LISA

This case was first heard on 5/19/16 to comply by 6/2/16 and 6/23/16. Violations were as noted in the agenda. The property was in compliance, fines had accrued to \$11,550 and the City was requesting the full fine be imposed.

Mary Rich, Code Compliance Officer, confirmed the property was in compliance and recommended reducing the fines to \$669 to cover administrative costs.

Lisa Rothe, owner, thanked the City.

Judge Purdy imposed a fine of \$669 for the days the property was out of compliance.

**Case: CE16020019**

801 NE 19 TER  
PAULIK, ISTVAN

Service was via posting at the property on 8/12/16 and at City Hall on 8/18/16.

Grace Ateek, Code Compliance Officer, testified to the following violations:  
47-19.5.E.4.

ALL FENCES SHALL BE FINISHED ON THE SIDE FACING  
THE NEIGHBORING PROPERTY OR RIGHT-OF-WAY, EXCEPT  
WHEN A NEW FENCE DIRECTLY ABUTS AN EXISTING WALL  
OR FENCE PREVENTING ACCESS. WHEN A FENCE IS  
LOCATED IN A MANNER WHERE BOTH SIDES ARE VISIBLE  
FROM A RIGHT-OF-WAY, BOTH SIDES OF THE FENCE SHALL  
BE FINISHED.

9-280(h)

THE NEWLY INSTALLED WOODEN FENCING ON THIS  
OCCUPIED PROPERTY IS IN DISREPAIR. THERE ARE NAILS  
PROTRUDING THROUGH THE WOOD PANELS, CAUSING A  
SAFETY ISSUE FOR THE NEIGHBORING PROPERTY. SOME OF  
THE NAILS PROTRUDING THROUGH ARE NOT SECURING ANY  
PART OF THE FENCING. THE POSTS HAVE BEEN INSTALLED  
FURTHER APART THEN STANDARDS ALLOW.

Officer Ateek presented photos of the property and the case file into evidence and recommended ordering compliance within 105 days or a fine of \$200 per day, per violation.

Lanny Kalik, representative, agreed to repair the fence.

Judge Purdy found in favor of the City and ordered compliance within 105 days or a fine of \$200 per day, per violation.

**Case: CE16031981**

447 NW 18 AVE  
WILLIAMS, GAIL & WILLIAMS, JANET & WILLIAMS, BETTY

Service was via posting at the property on 8/11/16 and at City Hall on 8/18/16.

Shelly Hullett, Code Compliance Officer, testified to the following violation:  
9-308(a)

THE FRONT PORCH AND CARPORT ROOF ON THE STRUCTURE OF  
THIS PROPERTY IS NOT MAINTAINED IN A SAFE, SECURE,  
WATERTIGHT CONDITION.

Officer Hullett presented photos of the property and the case file into evidence and recommended ordering compliance within 35 days or a fine of \$50 per day.

Betty LaFleur, owner, requested more time to obtain proposals for the roof.

Judge Purdy found in favor of the City and ordered compliance within 63 days or a fine of \$50 per day.

**Case: CE16030155**

1901 NW 5 ST  
FERGUSON, QUISHA

This case was first heard on 6/16/16 to comply by 6/30/16. Violations were as noted in the agenda. The property was in compliance, fines had accrued to \$450 and the City was requesting the full fine be imposed.

Quisha Ferguson, owner said the property was in compliance. She requested the fines be waived.

Leonard Champagne, Senior Code Compliance Officer, recommended no fine be imposed.

Judge Purdy imposed no fine.

**Case: CE16010521**

1116 W BROWARD BLVD  
IDD PROPERTIES LLC

This case was first heard on 3/17/16 to comply by 6/23/16. Violations were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$1,725 fine, which would continue to accrue until the property was in compliance.

Linda Holloway, Code Compliance Officer, said the parking lot permit had been issued on 6/29/16 but no work had been done.

Aaron Alamary, manager, stated the contractor was not communicating with him even though the paving machine had been on the property for a month. They intended to sue the contractor, whom they had already paid 50% of the contract price.

Judge Purdy granted a 35-day extension, during which time no fines would accrue.

**Case: CE16011782**

1457 SW 33 ST  
CRISAN, NADIA CARMEN & IOSIF, GABRIEL

This case was first heard on 4/7/16 to comply by 4/17/16. Violations were as noted in the agenda. The property was in compliance, fines had accrued to \$6,800 and the City was requesting the full fine be imposed.

Lois Turowski, Code Compliance Officer, reported the property was now in compliance and stated the City's administrative costs totaled \$810.

Miorika Cristea, manager, stated she had been communicating with Officer Epley and she believed she had been in compliance for months. Wilson Quintero, Code Compliance Officer, said the City could not prove that Ms. Cristea had been in contact with Officer Epley but there were photos in the case file of the violation persisting. Officer Turowski suggested a \$510 fine.

Judge Purdy imposed a fine of \$510 for the days the property was out of compliance.

**Case: CE15100424**

2317 NW 14 CT  
CARMILUS, YIOLETTE BORNEUS CARMILUS,

Service was via posting at the property on 8/12/16 and at City Hall on 8/18/16.

Jose Abin, Building Inspector, testified to the following violations:  
FBC(2014) 105.3.2.1

THE FOLLOWING PERMIT WAS LEFT TO EXPIRE:  
BUILDING PERMIT # 12040931 (INT/EXT ALTERATIONS)

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED  
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS  
APPROVAL FROM THE BUILDING DEPT. THROUGHOUT THE  
PERMITTING AND INSPECTION PROCESS.

Inspector Abin recommended ordering compliance with FBC (2014) 105.3.2.1 within 42 days or a fine of \$50 per day and a 180-day extension from the date the permits were renewed for FBC (2014) 110.6.

Jennyfer Joseph, the owner's niece, acted as interpreter for Yiolette Borneus, owner. She said the owner had paid for the permit in December but had later been told she needed a survey. She had gone to the City the previous Monday seeking someone to conduct a survey and been told there was no one at the City to perform it.

Judge Purdy found in favor of the City and ordered compliance with FBC (2014) 105.3.2.1 within 42 days or a fine of \$50 per day and a 180-day extension from the date the permits were renewed for FBC (2014) 110.6.

**Case: CE15062098**

201 SW 11 AVE  
PHD 201-11 LLC

This case was first heard on 1/21/16 to comply by 7/21/16. Violations were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$4,100 fine, which would continue to accrue until the property was in compliance.

Linda Holloway, Code Compliance Officer, said the owner was still in the permitting process.

Lisa Laird, legal administrator, said they had run into issues while applying for a permit but were in the final stages. She confirmed they would demolish the property and requested a 90 to 120-day extension.

Judge Purdy granted a 49-day extension, during which time no fines would accrue.

**Case: CE16010136**

1473 NE 56 ST  
COSTELLO, MILANO

This case was first heard on 6/2/16 to comply by 7/14/16. Violations were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$2,400 fine, which would continue to accrue until the property was in compliance.

Ingrid Gottlieb, Senior Code Compliance Officer, recommended imposition of the fine.

Judge Purdy imposed the \$2,400 fine, which would continue to accrue until the violations were corrected.



**Case: CE16051292**

Stipulated agreement

3215 NE 21 ST  
CATZ, LEONARD

Violation:

15-272.(a)

THIS PROPERTY IS BEING UTILIZED AS A VACATION  
RENTAL, WITHOUT THE REQUIRED CERTIFICATE OF  
COMPLIANCE FROM THE CITY.

The City had a stipulated agreement with the owner to comply within 35 days or a fine of \$250 per day. The City was requesting a finding of fact and approval of the stipulated agreement.

Judge Purdy found in favor of the City, approved the stipulated agreement and ordered compliance within 35 days or a fine of \$250 per day.

**Case: CE16051135**

1541 NW 19 AVE  
BETHEA, ARNOLD & HANKERSON, ROBIN

Service was via personal service on 8/4/16.

John Suarez, Code Compliance Officer, testified to the following violations:  
18-12(a)

THERE IS OVERGROWTH OF GRASS/PLANTS/WEEDS, TRASH AND  
DEBRIS ON THIS PROPERTY.

47-34.1.A.1.

THERE ARE ITEMS INCLUDING BUT NOT LIMITED TO A SINK,  
WATER HEATER, AND OTHER ITEMS ALL ABOUT THE PROPERTY.

9-280(h)(1)

CHAIN-LINK FENCE /MESH SCREENING IS IN DISREPAIR AND  
SECTIONS OF THE SCREEN MESH HAS BECOME DETACHED FROM  
THE CHAIN LINK FENCE OR HAS BEEN REMOVED ALL-TOGETHER.  
SECTIONS OF THE CHAIN LINK FENCE ARE BENT INCLUDING THE  
MESH SCREENING.

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED.  
THERE IS MISSING/CHIPPING/PEELING PAINT ON FASCIA/SOFFIT/  
WALLS.

9-307(a)

THERE ARE BROKEN WINDOWS ON THE PROPERTY. THERE ARE  
WOODEN BOARDS OVER WINDOW FITTINGS.

9-304(b)

THERE ARE VEHICLES/TRAILERS PARKED ON THE LAWN.

Officer Suarez presented photos of the property and the case file into evidence and recommended ordering compliance within 42 days or a fine of \$20 per day, per violation.

Judge Purdy found in favor of the City and ordered compliance within 42 days or a fine of \$20 per day, per violation.

**Case: CE16021761**

708 SW 19 ST

BRADLEY, MARK KURTZ, HALEY

Service was via posting at the property on 8/12/16 and at City Hall on 8/18/16.

George Oliva, Chief Building Inspector, testified to the following violations:  
FBC(2014) 105.3.2.1

THE FOLLOWING PERMIT(S) WAS/WERE LEFT TO EXPIRE:

BUILDING PERMIT #14102406 (REPLACE WINDOWS AND  
DOORS W/IMPACT TOTAL 8)

BUILDING PERMIT #14110887 (CONVERT EXISTING ROOM  
INTO BATH AND CLOSET)

PLUMBING PERMIT #14110889 (PLUMBING FOR CONVERSION  
OF EXISTING ROOM INTO BATH)

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED  
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS  
APPROVAL FROM THE BUILDING DEPT. THROUGHOUT THE  
PERMITTING AND INSPECTION PROCESS.

Inspector Oliva recommended ordering compliance with FBC (2014) 105.3.2.1 within 42 days or a fine of \$100 per day and a 180-day extension from the date the permits were renewed for FBC (2014) 110.6.

Ms. Flynn found in favor of the City and ordered compliance with FBC (2014) 105.3.2.1 within 42 days or a fine of \$100 per day and a 180-day extension from the date the permits were renewed for FBC (2014) 110.6 or a fine of \$100 per day.

**Case: CE16051192**

2525 TORTUGAS LN

2525 TORTUGAS LN 770 LLC

Service was via posting at the property on 8/11/16 and at City Hall on 8/18/16.

Jorge Martinez, Code Compliance Officer, testified to the following violations:  
9-280(b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED.

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THE PAINT HAS BECOME STAINED. STRUCTURAL PARTS INCLUDING FASCIA, SOFFITS AND BALCONIES HAVE LOOSE MATERIALS AND NEED TO BE PATCHED AND/OR RESURFACED TO MATCH EXISTING COLOR.

Complied:

9-308(a)

Officer Martinez presented photos of the property and the case file into evidence and recommended ordering compliance within 35 days or a fine of \$50 per day, per violation.

Judge Purdy found in favor of the City and ordered compliance within 35 days or a fine of \$50 per day, per violation.

**Case: CE16050927**

1348 SW 30 ST

HOLLAND, ANDREW & TABITHA

Service was via posting at the property on 8/11/16 and at City Hall on 8/18/16.

Wilson Quintero, Code Compliance Officer, testified to the following violation:  
47-34.4

THERE ARE MULTIPLE TRAILERS BEING PARKED/STORED OVERNIGHT ON THIS RESIDENTIAL PROPERTY.

Officer Quintero presented photos of the property and the case file into evidence and recommended ordering compliance within 14 days or a fine of \$100 per day.

Judge Purdy found in favor of the City and ordered compliance within 14 days or a fine of \$100 per day.

**Case: CE16071428**

475 SE 30 ST

BILL INVESTMENT CINCO US LLC

Service was via posting at the property on 8/11/16 and at City Hall on 8/18/16.

Wilson Quintero, Code Compliance Officer, testified to the following violation:  
24-28(g)

THE RECEPTACLE CONTAINERS UTILIZED ON THIS  
MULTI-UNIT PROPERTY ARE INADEQUATE FOR THE AMOUNT  
OF TENANTS. ON A REGULAR BASIS ALL BINS ARE OVERFLOWING.

Complied:  
18-12(a)

Officer Quintero presented photos of the property and the case file into evidence and recommended ordering compliance within 14 days or a fine of \$100 per day.

Judge Purdy found in favor of the City and ordered compliance within 14 days or a fine of \$100 per day.

**Case: CE16050452**

1930 SW 36 AVE  
LEYVA, EMILIO BOZAN

Service was via posting at the property on 8/12/16 and at City Hall on 8/18/16.  
Jose Abin, Building Inspector, testified to the following violations:  
9-259

(1) THE HEAD OF THE ENFORCING AGENCY SHALL DECLARE  
AS UNFIT FOR HUMAN OCCUPANCY ANY DWELLING,  
DWELLING UNIT, HOTEL, HOTEL UNIT, ROOMING HOUSE OR  
ROOMING UNIT WHICH IS FOUND TO HAVE ANY OF THE  
FOLLOWING DEFECTS:

A. ONE WHICH IS SO DILAPIDATED, DAMAGED, DECAYED,  
UNSANITARY, UNSAFE OR VERMIN INFESTED THAT IT  
CREATES A SERIOUS HAZARD TO THE HEALTH OR SAFETY  
OF THE OCCUPANTS OR THE PUBLIC.

C. ONE WHICH, BECAUSE OF ITS GENERAL CONDITION OR  
LOCATION, IS UNSANITARY, OR OTHERWISE DANGEROUS TO  
THE HEALTH OR SAFETY OF THE OCCUPANTS OR THE  
PUBLIC.

(2) THE HEAD OF THE ENFORCING AGENCY SHALL GIVE TO  
THE OWNER OR PERSON IN CHARGE OF ANY DWELLING,  
DWELLING UNIT, HOTEL, HOTEL UNIT, ROOMING HOUSE OR  
ROOMING UNIT FOUND TO BE UNFIT FOR HUMAN OCCUPANCY  
WRITTEN NOTICE TO THE EFFECT THAT SUCH DWELLING,  
DWELLING UNIT, HOTEL UNIT, ROOMING HOUSE OR  
ROOMING UNIT IS UNFIT FOR HUMAN OCCUPANCY AND SUCH  
NOTICE SHALL:

C. REQUIRE THE OWNER OR PERSON IN CHARGE OF THE  
BUILDING OR PREMISES, WITHIN FIFTEEN (15) DAYS  
FROM THE DATE OF THE NOTICE, TO COMMENCE EITHER

THE NECESSARY REPAIRS OR IMPROVEMENTS OR THE DEMOLITION OR REMOVAL OF THE BUILDING STRUCTURES OR PARTS THEREOF.

(5) WHENEVER ANY PREMISES ARE DESIGNATED AS UNFIT FOR HUMAN HABITATION, AS PROVIDED IN THIS ARTICLE, THE ENFORCING AGENCY SHALL DETERMINE THE RELATIONSHIP OF THE COST NECESSARY TO CORRECT THE VIOLATION TO THE VALUE OF THE BUILDING.

A. IF THE COST OF THE CORRECTIVE MEASURES TO BE TAKEN EXCEEDS FIFTY (50) PERCENT OF THE VALUE, BASED ON CURRENT REPLACEMENT COST LESS REASONABLE DEPRECIATION, SUCH BUILDING SHALL BE DEMOLISHED AND REMOVED.

B. IF THE COST OF THE CORRECTIVE MEASURES DOES NOT EXCEED FIFTY (50) PERCENT OF THE VALUE, BASED ON CURRENT REPLACEMENT COST, LESS REASONABLE DEPRECIATION, SUCH BUILDING MAY BE REPAIRED, RENOVATED, OR OTHERWISE MADE TO COMPLY WITH THE REQUIREMENTS OF THIS ARTICLE.

1. THE ROOF STRUCTURE APPEARS TO HAVE SUFFERED STRUCTURAL DAMAGE.

2. THE ROOF SOFFITS ARE DAMAGED FROM WOOD ROT OR TERMITES.

3. THE INTERIOR CEILING HAS FALLEN.

4. THE ELECTRICAL SYSTEM HAS BEEN EXPOSED TO THE ELEMENTS.

5. THE WINDOWS AND DOORS ARE IN DISREPAIR.

6. THE INTERIOR COMPONENTS THAT ALLOW THE DWELLING TO HABITABLE HAVE BEEN ALLOWED TO DETERIORATE.

9-260.(a)

PER THIS SECTION OF THE CITY ORDINANCE IF THE OWNER REFUSES, OR DOES NOT APPEAR AT THE HEARING, TO COMPLY TO CORRECT THE VIOLATIONS AS NOTED IN SECTION 9-259 THE CITY SHALL HAVE RECOURSE TO ADDRESS THE VIOLATIONS AND MAY REQUIRE THE UNSAFE STRUCTURE TO BE VACATED OR DEMOLISHED AT THE OWNERS EXPENSE.

9-308(a)

THE ROOF IS NOT WATERTIGHT AND AFTER OVER 7 YEARS OF ABANDONMENT NEEDS TO BE REPLACED AND MADE STRUCTURALLY SOUND. ENGINEERING WILL BE REQUIRED TO BE SUBMITTED TO CERTIFY STRUCTURAL INTEGRITY OF ROOF STRUCTURE.

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THE PAINT HAS BECOME STAINED. STRUCTURAL PARTS INCLUDING FASCIA, SOFFITS AND BALCONIES HAVE LOOSE MATERIALS AND NEED TO BE PATCHED AND/OR RESURFACED TO MATCH EXISTING COLOR.

Inspector Abin presented photos of the property and the case file into evidence and recommended ordering the owner to apply for permits within 30 days to repair the structure to minimum housing standards or to apply for a permit to demolish the structure within 30 days or the City would demolish the structure at the owner's expense.

Judge Purdy found in favor of the City and ordered the owner to apply for permits within 30 days to repair the structure to minimum housing standards or to apply for a permit to demolish the structure within 30 days or the City would demolish the structure at the owner's expense.

**Case: CE16032128**

Continued from 6/2/16

2201 NW 6 ST

LEWIS, ALVIN & BROWN, D L & CARABALLO

Shelly Hullett, Code Compliance Officer, testified to the following violation: 47-21.9.M.

ALL UNDEVELOPED PORTIONS OF A PARCEL OF LAND SHALL BE LEFT UNDISTURBED OR PLANTED WITH GROUND COVER OR LAWN SO AS TO LEAVE NO EXPOSED SOIL IN ORDER TO PREVENT DUST OR SOIL EROSION. THE GROUND COVER ON THIS VACANT LOT HAS BEEN WORN AWAY AND THERE IS MOSTLY BARE GROUND.

Officer Hullett had performed research and determined that the City had not put the gravel on the lot as the owner had claimed at the previous hearing. She presented photos of the property and the case file into evidence and recommended ordering compliance within 35 days or a fine of \$50 per day.

Judge Purdy found in favor of the City and ordered compliance within 35 days or a fine of \$50 per day.

**Case: CE16050084**

409 NW 16 AVE

V & R FAMILY ENTERPRISES CORP

Service was via posting at the property on 8/11/16 and at City Hall on 8/18/16.

Shelly Hullett, Code Compliance Officer, testified to the following violations:  
9-279(h)

THE FLOOR SURFACE OF THE BATHROOM/SHOWER IS NOT PROPERLY MAINTAINED IN A CLEAN, SANITARY CONDITION.

18-12(a)

THIS OCCUPIED PROPERTY IS OVERGROWN WITH GRASS & WEEDS AND LITTERED WITH TRASH, RUBBISH AND DEBRIS.

9-276(c)(3)

THERE ARE VISIBLE SIGNS OF A PEST INFESTATION CONSISTING OF ROACHES AND TERMITES.

9-280(b)

THERE ARE BUILDING PARTS INCLUDING BUT NOT LIMITED TO THE CEILINGS AND SHOWER ENCLOSURE WHICH ARE DETERIORATED AND NOT STRUCTURALLY SOUND OR MAINTAINED IN REASONABLY GOOD REPAIR OR REASONABLY WEATHER AND WATER TIGHT.

9-280(g)

THE ELECTRICAL WIRING AND ACCESSORIES INCLUDING OUTLETS AND FIXTURES ARE NOT MAINTAINED IN A GOOD, SAFE WORKING CONDITION.

Officer Hullett presented photos of the property and the case file into evidence and recommended ordering compliance with 18-12(a) within 10 days or a fine of \$50 per day and with the remaining violations within 28 days or a fine of \$50 per day, per violation.

Judge Purdy found in favor of the City and ordered compliance with 18-12(a) within 10 days or a fine of \$50 per day and with the remaining violations within 28 days or a fine of \$50 per day, per violation.

**Case: CE16061704**

1600 NW 16 CT  
DALLAND PROPERTIES LP

Service was via posting at the property on 8/10/16 and at City Hall on 8/18/16.

Leonard Champagne, Senior Code Compliance Officer, testified to the following violation:

18-7(b)

THE PROPERTY IS BOARDED WITHOUT FIRST OBTAINING A BOARD-UP CERTIFICATE.

Officer Champagne presented photos of the property and the case file into evidence and recommended ordering compliance within 28 days or a fine of \$100 per day.

Judge Purdy found in favor of the City and ordered compliance within 28 days or a fine of \$100 per day.

**Case: CE16061859**

Stipulated agreement

1204 NE 11 AVE

US BANK NAT ASSN % BSI FINANCIAL SERVICES INC.

Violation:

18-7(b)

THE PROPERTY IS PARTIALLY BOARDED WITHOUT A BOARD UP PERMIT. THE EXISTING BOARD-UP PERMIT NUMBER 14052236 IS EXPIRED. THERE ARE DOORS AND/OR WINDOWS THAT ARE UNSECURE SO AS TO ALLOW ACCESS TO THE INTERIOR AT THIS VACANT PROPERTY.

The City had a stipulated agreement with the owner to comply within 28 days or a fine of \$100 per day. The City was requesting a finding of fact and approval of the stipulated agreement.

Judge Purdy found in favor of the City, approved the stipulated agreement and ordered compliance within 28 days or a fine of \$100 per day.

**Case: CE16061868**

1626 NW 15 TER

BFHH 1626 LLC

Service was via posting at the property on 8/10/16 and at City Hall on 8/18/16.

Leonard Champagne, Senior Code Compliance Officer, testified to the following violation:

18-7(b)

THE PROPERTY IS FULLY BOARDED WITHOUT FIRST OBTAINING A BOARD-UP CERTIFICATE. PREVIOUS PERMITS 11070428 AND 12110726 HAVE EXPIRED.

Officer Champagne presented photos of the property and the case file into evidence and recommended ordering compliance within 28 days or a fine of \$100 per day.

Judge Purdy found in favor of the City and ordered compliance within 28 days or a fine of \$100 per day.

**Case: CE16062270**

Stipulated agreement

519 NW 23 AVE

REAL ESTATE SERVICES & MGM INC. % DANE T STANISH PA

Violations:

47-3.8.A.2.a.i.

THE SUBJECT PROPERTY IS BEING USED AS A MOTEL.



THIS IS A NON-PERMITTED USE IN THIS RMS-15 ZONING DISTRICT PER SECTION 47-5.17. THE LEGAL NONCONFORMING STATUS OF A NONCONFORMING USE SHALL BE TERMINATED AND THE NONCONFORMING USE OF THE BUILDING OR STRUCTURE SHALL NO LONGER BE PERMITTED BECAUSE THE SERVICES PREVIOUSLY PROVIDED WERE DISCONTINUED FOR A CONTINUOUS PERIOD OF ONE HUNDRED AND EIGHTY (180) DAYS.

47-3.8.A.2.a.ii.

THE SUBJECT PROPERTY IS BEING USED AS A MOTEL. THIS IS A NON-PERMITTED USE IN THIS RMS-15 ZONING DISTRICT PER SECTION 47-5.17. THE LEGAL NONCONFORMING STATUS OF A NONCONFORMING USE SHALL BE TERMINATED AND THE NONCONFORMING USE OF THE BUILDING OR STRUCTURE SHALL NO LONGER BE PERMITTED BECAUSE THE WATER AND ELECTRICITY SERVICES PREVIOUSLY PROVIDED WERE DISCONTINUED FOR A CONTINUOUS PERIOD OF ONE HUNDRED AND EIGHTY (180) DAYS.

47-3.8.A.2.a.iv.

THE SUBJECT PROPERTY IS BEING USED AS A MOTEL. THIS IS A NON-PERMITTED USE IN THIS RMS-15 ZONING DISTRICT PER SECTION 47-5.17. THE LEGAL NONCONFORMING STATUS OF A NONCONFORMING USE SHALL BE TERMINATED AND THE NONCONFORMING USE OF THE BUILDING OR STRUCTURE SHALL NO LONGER BE PERMITTED BECAUSE THE BUILDING/STRUCTURE OPENINGS WERE BOARDED FOR A CONTINUOUS PERIOD OF ONE HUNDRED AND EIGHTY (180) DAYS.

The City had a stipulated agreement with the owner to comply within 35 days or a fine of \$100 per day, per violation. The City was requesting a finding of fact and approval of the stipulated agreement.

Judge Purdy found in favor of the City, approved the stipulated agreement and ordered compliance within 35 days or a fine of \$100 per violation.

**Case: CE16062375**

Stipulated agreement

608 NE 15 ST

CHRISTINA TRUST % LENDER LEGAL SERVICES LLC

Violation:

18-7(b)

THE PROPERTY IS FULLY BOARDED WITHOUT A BOARD-UP PERMIT. THE EXISTING BOARD-UP PERMIT NUMBER 15042663 IS EXPIRED.

The City had a stipulated agreement with the owner to comply within 28 days or a fine of \$100 per day. The City was requesting a finding of fact and approval of the stipulated agreement.

Judge Purdy found in favor of the City, approved the stipulated agreement and ordered compliance within 28 days or a fine of \$100 per day.

**Case: CE16040341**

3909 N OCEAN BLVD # 311  
BOGASH, ULIANA

Service was via posting at the property on 8/16/16 and at City Hall on 8/18/16.

Frank Arrigoni, Building Inspector, testified to the following violations:  
FBC(2014) 105.3.2.1

THE FOLLOWING PERMIT(S) WAS/WERE LEFT TO EXPIRE:  
BUILDING PERMIT #15063653 (#311 REPLACE THREE DOORS)

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED  
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS  
APPROVAL FROM THE BUILDING DEPT. THROUGHOUT THE  
PERMITTING AND INSPECTION PROCESS.

Inspector Arrigoni recommended ordering compliance within 42 days or a fine of \$50 per day.

Judge Purdy found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day.

**Case: CE15121993**

1363 SW 22 AVE  
BEAULY LLC

Service was via posting at the property on 8/15/16 and at City Hall on 8/18/16.

Frank Arrigoni, Building Inspector, testified to the following violations:  
FBC(2014) 105.3.2.1

THE FOLLOWING PERMIT(S) WAS/WERE LEFT TO EXPIRE AND  
THE WORK IS IN PROGRESS AND/OR COMPLETED. THIS IS  
A LIFE SAFETY HAZARD; WORK COMPLETED HASN'T PASSED  
THE FINAL INSPECTION TO COMPLY WITH THE FLORIDA  
BUILDING CODE REQUIREMENTS OF SECTION 110. AND IS  
DEEMED TO BE UNSAFE UNDER FLORIDA BUILDING CODE  
SECTION 116.2.1.3.1.:  
PLUMBING PERMIT #15051735 (REPLACE 40-GAL WATER HEATER)

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED  
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS  
APPROVAL FROM THE BUILDING DEPT. THROUGHOUT THE  
PERMITTING AND INSPECTION PROCESS.

Inspector Arrigoni recommended ordering compliance within 42 days or a fine of \$50 per day.

Judge Purdy found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day.

**Case: CE16040506**

237 CITY VIEW DR  
RADAKER, JOHN

Service was via posting at the property on 8/15/16 and at City Hall on 8/18/16.

Frank Arrigoni, Building Inspector, testified to the following violations:  
FBC(2014) 105.3.2.1

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED  
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS  
APPROVAL FROM THE BUILDING DEPT. THROUGHOUT THE  
PERMITTING AND INSPECTION PROCESS.

FBC(2014) 110.6

THE FOLLOWING PERMIT(S) WAS/WERE LEFT TO EXPIRE:  
MECHANICAL PERMIT #15080144 (CHANGE OUT 3 TON SPLIT)

Inspector Arrigoni recommended ordering compliance within 42 days or a fine of \$50 per day.

Judge Purdy found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day.

**Case: CE16050846**

1553 NW 15 AVE  
2771 LLC

Service was via posting at the property on 8/16/16 and at City Hall on 8/18/16.

Frank Arrigoni, Building Inspector, testified to the following violations:  
FBC(2014) 105.3.2.1

THE FOLLOWING PERMIT IS EXPIRED  
ELECTRICAL 05111879 (REPLACE CONVERT FROM FUSES TO  
BREAKERS)

Inspector Arrigoni recommended ordering compliance within 42 days or a fine of \$50 per day.

Judge Purdy found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day.

**Case: CE16051120**

6235 BAY CLUB DR # 6235-4  
TATTOLI, FRANK TATTOLI, MARIA

Service was via posting at the property on 8/16/16 and at City Hall on 8/18/16.

Frank Arrigoni, Building Inspector, testified to the following violations:  
FBC(2014) 105.3.2.1

THE FOLLOWING PERMIT(S) WAS/WERE LEFT TO EXPIRE:  
BUILDING PERMIT #15101816 (CHANGING SLIDING GLASS  
DOOR AND 2 WINDOWS FOR)

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED  
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS  
APPROVAL FROM THE BUILDING DEPT. THROUGHOUT THE  
PERMITTING AND INSPECTION PROCESS.

Inspector Arrigoni recommended ordering compliance within 42 days or a fine of \$50 per day.

Judge Purdy found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day.

**Case: CE15102091**

Ordered to reappear

2378 N FEDERAL HWY  
UNION PLANTERS LLC %EDENS

This case was first heard on 5/19/16 to comply by 6/30/16. Violations were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$1,700 fine, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$1,700 fine, which would continue to accrue until the violations were corrected.

**Case: CE16011616**

646 NW 14 WY  
UNITED GLORIOUS CHURCH OF CHRIST INC.

This case was first heard on 6/2/16 to comply by 7/14/16. Violations were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$1,200 fine, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$1,200 fine, which would continue to accrue until the violations were corrected.

**Case: CE16021289**

3381 SW 20 ST  
CRAIN, LISA

This case was first heard on 6/2/16 to comply by 6/30/16. Violations were as noted in the agenda. The property was not in compliance, fines had accrued to \$12,400 and the City was requesting the full fine be imposed.

Judge Purdy imposed the \$12,400 fine, which would continue to accrue until the Violations were corrected

**Case: CE15091337**

216 SW 19 ST  
216 PROPERTIES & MANAGEMENT LLC

This case was first heard on 2/4/16 to comply by 3/17/16. Violations were as noted in the agenda. The property was not in compliance and the City was requesting imposition of an \$8,350 fine, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$8,350 fine, which would continue to accrue until the violations were corrected.

**Case: CE15090640**

1335 PONCE DE LEON DR  
DRESSELL, MICHAEL

This case was first heard on 12/17/15 to comply by 1/28/16. Violations were as noted in the agenda. The property was in compliance, fines had accrued to \$6,200 and the City was requesting the full fine be imposed.

Judge Purdy imposed the \$6,200 fine, which would continue to accrue until the violations were corrected.

**Case: CE15111723**

2420 NW 19 ST

PERSAUD, DEVI T

This case was first heard on 4/7/16 to comply by 5/19/16. Violations were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$5,200 fine, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$5,200 fine, which would continue to accrue until the violations were corrected.

Ms. Hasan confirmed that the property related to the following three cases was not being operated any longer and the City had no ability to lien a government-owned property.

**Case: CE15080767**

1133 NW 7 AVE  
TIITF/HRS-YOUTH SERV  
BROWARD CHILDRENS SHELTER

This was a request to vacate the order dated 6/2/16.  
Judge Purdy vacated the order dated 6/2/16.

**Case: CE15080773**

1135 NW 7 AVE  
TIITF/HRS-YOUTH SERV  
BROWARD CHILDRENS SHELTER

This was a request to vacate the order dated 6/2/16.

Judge Purdy vacated the order dated 6/2/16.

**Case: CE15080775**

1141 NW 7 AVE  
TIITF/HRS-YOUTH SERV  
BROWARD CHILDRENS SHELTER

This was a request to vacate the order dated 6/2/16.

Judge Purdy vacated the order dated 6/2/16.

**Case: CE15101660**

1957 S ANDREWS AVE  
ARDOX CORP

Request for extension

This case was first heard on 5/19/16 to comply by 6/9/16. Violations and extensions were as noted in the agenda. The property was not in compliance

Ms. Hasan recommended no extension be granted since the property owner was not present.

Judge Purdy denied the request for an extension.

**Case: CE15110225** Request for extension  
101 N FTL BEACH BLVD  
SILVER SEAS BEACH CLUB ASSN INC.

This case was first heard on 5/19/16 to comply by 6/9/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Ms. Hasan recommended no extension be granted since the property owner was not present.

Judge Purdy denied the request for an extension.

**Case: CE16062096** Ordered to reappear  
4040 GALT OCEAN DR # 1105  
TALERICO, FRANK

This case was first heard on 7/28/16 to comply by 8/27/16. Violations were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported the permit had been reissued and recommended another order to reappear in 35 days.

Judge Purdy ordered the respondent to reappear in 35 days.

**Lien Adjustment hearings**

**Case: CE07082026**  
3401 DAVIE BLVD  
DAPHNE INVESTING LLC

Notice was mailed to the owner via first class mail on 8/23/16. Stacey Gordon, Clerk III, testified that the lien amount was \$41,600 and City hard costs totaled \$2,006. The applicant had offered \$19,500.

Pedro Feliz, owner, said they had purchased the property with the violations and liens and had done renovation work.

Judge Purdy reduced the lien amount to \$19,500 payable within 60 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

**Case: CE12050919**

1206 NW 16 CT  
RHA 2 LLC

Notice was mailed to the owner via first class mail on 8/8/16. Stacey Gordon, Clerk III, testified that the lien amount was \$58,700 and City hard costs totaled \$249. The applicant had offered \$0.

Dwayne Dickerson, attorney, said RHA 2 purchased distressed properties and rehabilitated them. Sometime they resold them and sometimes they held the properties.

Ms. Hasan stated there had been an administrative partial release for this case and the City had released the lien, so no action was necessary. She recalled that RHA 2 had gone through a series of property managers but they were now moving forward and maintaining their properties.

**Case: CE15060634**

1206 NW 16 CT  
RHA 2 LLC

Notice was mailed to the owner via first class mail on 8/8/16. Stacey Gordon, Clerk III, testified that the lien amount was \$170,000 and City hard costs totaled \$166. The applicant had offered \$0.

Mr. Dickerson said they worked with the City and were keeping their word. They had spent over \$50,000 rehabilitating this property. He requested that the fines be reduced to the City's hard costs.

Judge Purdy reduced the lien amount to \$166 payable within 60 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

**Case: CE14090224**

1619 NW 13 AVE  
RHA 2 LLC

Notice was mailed to the owner via first class mail on 8/9/16. Stacey Gordon, Clerk III, testified that the lien amount was \$106,500 and City hard costs totaled \$166. The applicant had offered \$0.



Dwayne Dickerson, attorney, stated they had acquired the property with seven of the 12 code violations in place. This property had cost over \$65,000 to rehabilitate. He explained they had a whole new property management team. Mr. Dickerson requested the fines be reduced to City hard costs.

Judge Purdy reduced the lien amount to \$166 payable within 60 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

**Case: CE15020127**

1608 NW 16 ST  
RHA 2 LLC

Notice was mailed to the owner via first class mail on 8/8/16. Stacey Gordon, Clerk III, testified that the lien amount was \$21,100 and City hard costs totaled \$847. The applicant had offered \$0.

Dwayne Dickerson, attorney, stated they had spent over \$57,000 to rehabilitate this property. He said the tenant had vandalized the property upon leaving. Mr. Dickerson requested the fines be reduced to City hard costs.

Judge Purdy reduced the lien amount to \$847 payable within 60 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

**Case: CE15040756**

1607 NW 12 CT  
RHA 2 LLC

Notice was mailed to the owner via first class mail on 8/8/16. Stacey Gordon, Clerk III, testified that the lien amount was \$9,300 and City hard costs totaled \$580. The applicant had offered \$0.

Dwayne Dickerson, attorney, said there had been a tenant in the property who they had evicted to rehabilitate the property. Renovation costs were over \$43,000.

Judge Purdy reduced the lien amount to \$580 payable within 60 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

**Case: CE15061913**

1445 NW 2 AVE  
RHA 2 LLC

Notice was mailed to the owner via first class mail on 8/8/16. Stacey Gordon, Clerk III,

testified that the lien amount was \$33,700 and City hard costs totaled \$488. The applicant had offered \$0.

Dwayne Dickerson, attorney, stated RHA 2 purchased the property in May 2014 and the existing tenant had needed to be evicted before they could bring the property into compliance. He requested the fines be reduced to City hard costs.

Judge Purdy reduced the lien amount to \$488 payable within 60 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

**Case: CE14100972**

1613 NW 11 ST  
RHA 2 LLC

Notice was mailed to the owner via first class mail on 8/8/16. Stacey Gordon, Clerk III, testified that the lien amount was \$12,000 and City hard costs totaled \$902. The applicant had offered \$0.

Dwayne Dickerson, attorney, stated this property was acquired with an existing tenant and they had spent almost \$30,000 to repair the property. He requested the fines be reduced to City hard costs.

Judge Purdy reduced the lien amount to \$902 payable within 60 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

**Case: CE15032148**

1523 NW 10 AVE  
RHA 2 LLC

Notice was mailed to the owner via first class mail in August 2016. Stacey Gordon, Clerk III, testified that the lien amount was \$17,150 and City hard costs totaled \$755. The applicant had offered \$0.

Dwayne Dickerson, attorney, stated they had purchased the property in June 2014 with an uncooperative tenant whom they evicted in order to bring the property into compliance. He requested the fines be reduced to City hard costs.

Judge Purdy reduced the lien amount to \$755 payable within 60 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

The following seven cases for the same owner were heard together.

Ms. Hasan stated the Special Magistrate had already heard a lien reduction request for these cases, based on the applications' indication that there were no administrative partial releases for any of the violations, but this was not correct. While the code did not provide for a re-hearing, Ms. Hasan felt that Judge Purdy and/or the Special Magistrate should base the reduction on the total lien amounts. The amounts considered at the previous hearing were incorrect because there had been several administrative partial releases that would take a large amount of the lien value out of consideration.

Judge Purdy noted that Wells Fargo had sold the property at a significant loss. Sue King, bank representative, said she had made the request for the administrative partial releases in April 2015 and they had been recorded on 9/1/15. Someone else had subsequently applied for reductions on two of the cases, one for \$10,300 and one for \$4,650, a total of \$14,950. There were hard costs on three other cases that she believed could not be reduced.

**Case: CE07091428**

1100 SW 29 ST  
WELLS FARGO BANK NA TRUSTEE

Ms. Hasan said this lien had already been released so no action was needed.

**Case: CE10062712**

1100 SW 29 ST  
WELLS FARGO BANK NA TRUSTEE

Ms. Hasan said this lien had already been released so no action was needed.

**Case: CE11121701**

1100 SW 29 ST  
WELLS FARGO BANK NA TRUSTEE

City hard costs totaled \$529.46.

Ms. Hasan requested imposition of City hard costs only.

Judge Purdy reduced the lien amount to \$529.46 payable within 60 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

**Case: CE12060684**

1100 SW 29 ST  
WELLS FARGO BANK NA TRUSTEE

City hard costs totaled \$362.68.

Judge Purdy reduced the lien amount to \$362.68 payable within 60 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

**Case: CE14072211**

1100 SW 29 ST  
WELLS FARGO BANK NA TRUSTEE

City hard costs totaled \$1,145.25.

Judge Purdy reduced the lien amount to \$1,145.25 payable within 60 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

**Case: CE14072212**

1100 SW 29 ST  
WELLS FARGO BANK NA TRUSTEE

The lien amount was \$10,300 and City hard costs totaled \$580.

Ms. King said the bank had held the property an extraordinarily long time past compliance. They had foreclosed on \$361,202 and sold the property for \$124,000. She requested that fines be reduced to City hard costs.

Judge Purdy reduced the lien amount to \$580 payable within 60 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

**Case: CE15071079**

1100 SW 29 ST  
WELLS FARGO BANK NA TRUSTEE

The lien amount was \$4,650 and City hard costs totaled \$709.

Judge Purdy reduced the lien amount to \$709 payable within 60 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

**Case: CE14060082**

2849 NE 23 ST  
2849 NE 23RD ST LAND TR SECURED TRS

Notice was mailed to the owner via first class mail on 8/23/16. Stacey Gordon, Clerk III, testified that the lien amount was \$21,500 and City hard costs totaled \$755. The applicant had offered \$755.

Ozzie Brocche, legal representative, confirmed that a sale of the property was scheduled to close on 9/9/16. He requested the fines be reduced to City hard costs. He said they had put over \$200,000 into the rehab and it had taken two years.

Judge Purdy reduced the lien amount to \$1,755 payable within 60 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

**Case: CE14030599**

1543 NW 12 AVE  
LOAR, RANDALL B  
NEW OWNER: DACA MANAGEMENT

Notice was mailed to the owner via first class mail on 8/11/16. Stacey Gordon, Clerk III, testified that the lien amount was \$27,200 and City hard costs totaled \$1,095. The applicant had offered \$200.

Eliana Medaglia, company representative, confirmed they had acquired the property through a short sale. She stated they had checked City records prior to purchasing the property and found no fines or liens on the property. She presented printout of the City website showing this and said they had not had time to conduct a lien search. Ms. Goldwire stated the City website only contained information for the past two years. Ms. Hasan said the documents Ms. Medaglia presented showed one open code case only.

Ms. Medaglia said the property was currently unoccupied.

Judge Purdy reduced the lien amount to \$1,845 payable within 60 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

**Case: CE12060872**

1201 NW 11 PL  
GRIER, DONELL JR  
CURRENT OWNER: GATOR PROPERTY VENTURES

Notice was mailed to the owner via first class mail on 8/10/16. Stacey Gordon, Clerk III, testified that the lien amount was \$36,450 and City hard costs totaled \$212. The applicant had offered \$700.

Carlos Zapata, owner, said they had performed a lien search before buying the property and seen the code violations. All of the violations predated their purchase and the property was now in perfect condition.

Judge Purdy reduced the lien amount to \$812 payable within 60 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

The following three cases for the same owner at the same address were heard together:

**Case: CE15042105**

1707 NW 9 ST

ALPI CONSTRUCTION LLC

Notice was mailed to the owner via first class mail on 8/12/16. Stacey Gordon, Clerk III, testified that the lien amount was \$13,300 and City hard costs totaled \$718. The applicant had offered \$1,000. Total liens for all three cases: \$29,900 Total hard costs: \$1,786.

Victor Badel, owner's representative, explained that their former realtor had been provided money to purchase and rehabilitate properties and re-sell them. This realtor had absconded with their money and disappeared. The owner had contacted the title company that handled the closing and discovered the code violations and fines. They had then hired someone to repair the property. The pending sale's closing on the property had been moved to September 9.

Judge Purdy reduced the lien amount to \$1,718 payable within 60 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

**Case: CE15072313**

1707 NW 9 ST

ALPI CONSTRUCTION LLC

Notice was mailed to the owner via first class mail on 8/12/16. Stacey Gordon, Clerk III, testified that the lien amount was \$7,600 and City hard costs totaled \$534. The applicant had offered \$600.

Judge Purdy reduced the lien amount to \$1,284 payable within 60 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

**Case: CE14021327**

1707 NW 9 ST

ALPI CONSTRUCTION LLC

Notice was mailed to the owner via first class mail on 8/12/16. Stacey Gordon, Clerk III,

testified that the lien amount was \$9,000 and City hard costs totaled \$534. The applicant had offered \$800.

Judge Purdy reduced the lien amount to \$1,534 payable within 60 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

**Case: CE14090976**

3181 DAVIE BLVD

BALL, JOHN C & CAROL S

Notice was mailed to the owner via first class mail on 8/23/16. Stacey Gordon, Clerk III, testified that the lien amount was \$13,950 and City hard costs totaled \$212. The applicant had offered \$212.

Carol Ball, owner, explained that they had received a notice to renew an electrical permit pulled by the previous owner when they already had their own plans submitted to the City to rehabilitate the property, including electrical work. She said the permit related to a concrete light pole the City wished removed and she noted that on the survey, the light pole was on the sidewalk, not on their property. They had removed the light pole. Ms. Hasan said the City supported the owners' request for a reduction.

Judge Purdy reduced the lien amount to \$212 payable within 60 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

**Case: CE13050005**

2820 NE 30 ST # 2

MARCH, GEORGE P H/E CESARIO, LINDA

NEW OWNER: SCOTT SEGER, TRUSTEE OF CC REALTY TRUST

Notice was mailed to the owner via first class mail on 8/23/16. Stacey Gordon, Clerk III, testified that the lien amount was \$23,975 and City hard costs totaled \$498. The applicant had offered \$700.

George March, owner, said they had sold the property and he was representing the current owner. He said they purchased the property in 2007 or 2008 and a contractor had filed for a permit to replace windows but the permit had never been issued. A disgruntled tenant had reported the unpermitted windows and Mr. March had been unable to contact the original contractor. A subsequent inspector had informed him that there was an illegal enclosure and it had taken significant time to get the plans drawn and the City had at one point lost their plans. Mr. March had spent thousands of dollars to bring the property into compliance.

Judge Purdy reduced the lien amount to \$1,198 payable within 60 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

**Case: CE09062385**

3635 SW 12 PL  
COUNTRYWIDE HOME LOANS SVC

Notice was mailed to the owner via first class mail on 8/23/16. Stacey Gordon, Clerk III, testified that the lien amount was \$19,500 and City hard costs totaled \$212. The applicant had offered \$0.

Jarrett Williams, attorney, said the violation existed prior to the bank taking back the property through foreclosure. He said it had taken two writs of possession to evict the tenant. He requested the fines be reduced to City hard costs.

Judge Purdy reduced the lien amount to \$962 payable within 60 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

**Case: CE09080343**

211 SW 22 ST  
STALDER, RICHARD & STALDER, TAMI J

Notice was mailed to the owner via first class mail on 8/8/16. Stacey Gordon, Clerk III, testified that the lien amount was \$51,500 and City hard costs totaled \$249. The applicant had offered \$0.

Jocelyn Blaylock, prior owner, said she had installed the hard-wired smoke detectors before selling the property and she had not received notification of the violations because they City had sent them to a Fort Lauderdale address.

Judge Purdy reduced the lien amount to \$249 payable within 60 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

The following five cases for the same owner and the same address were heard together:

**Case: CE06010060**

1616 SW 18 AVE  
HAGER, JULIE & HAGER, TIMOTHY

Notice was mailed to the owner via first class mail on 8/12/16. Stacey Gordon, Clerk III, testified that the lien amount was \$266,000 and City hard costs totaled \$212. The



applicant had offered \$212. Total lien amount for all three cases: \$643,300; total hard costs \$461.

Julie Hager, owner, confirmed that all the violations occurred under a prior owner and they had rehabilitated the home and lived there. She said they had voluntarily raised the sea wall. She requested the fines be reduced to City hard costs.

Timothy Hager, owner, said they had spent \$100,000 to rehabilitate the property.

Judge Purdy reduced the lien amount to \$212 payable within 60 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

**Case: CE15061077**

1616 SW 18 AVE

HAGER, JULIE & HAGER, TIMOTHY

Notice was mailed to the owner via first class mail on 9/12/16. City hard costs totaled \$529.62.

Judge Purdy reduced the lien amount to \$529.62 payable within 60 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

**Case: CE07100309**

1616 SW 18 AVE

HAGER, JULIE & HAGER, TIMOTHY

Notice was mailed to the owner via first class mail on 8/12/16. The lien amount was \$292,400 and City hard costs totaled \$166. The applicant had offered \$166.

Judge Purdy reduced the lien amount to \$166 payable within 60 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

**Case: CE09010411**

1616 SW 18 AVE

HAGER, JULIE & HAGER, TIMOTHY

City hard costs totaled \$552.50.

Judge Purdy reduced the lien amount to \$552.50 payable within 60 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

**Case: CE15032009**

1616 SW 18 AVE  
HAGER, JULIE & HAGER, TIMOTHY

City hard costs totaled \$83.

Judge Purdy reduced the lien amount to \$83 payable within 60 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

**Case: CE08101827**

1740 NW 18 ST  
COCKING, MATTHEW

Notice was mailed to the owner via first class mail on 8/23/16. Stacey Gordon, Clerk III, testified that the lien amount was \$111,400 and City hard costs totaled \$212. The applicant had offered \$1,000.

Michael Cocking, the owner's father, said he and his wife had purchased the property for their son with the violations and had rehabilitated the property. Judge Purdy suggested reducing the fine to \$1,212 and Mr. Cocking said his son could not afford that. He requested the fines be reduced to City hard costs.

Judge Purdy reduced the lien amount to \$212 payable within 60 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

**Case: CE14072130**

2259 NE 20 ST  
SOFI CORP

Notice was mailed to the owner via first class mail on 8/23/16. Stacey Gordon, Clerk III, testified that the lien amount was \$46,100 and City hard costs totaled \$718. The applicant had offered \$718.

William Igoe, owner, presented additional documents into evidence. He explained that they were the original owners and the property was in foreclosure when the City cited them for the violations. The tenant had stopped paying rent months before and been evicted. This tenant had damaged the property in retaliation for the eviction. Mr. Igoe said the City had attached the lien to his homestead property and someone had purchased the house in the foreclosure. The new owner asked Mr. Igoe if he wished to re-purchase the house and he had paid \$590,000. The house was under construction and he was putting approximately \$350,000 to \$400,000 into the rehabilitation.

Teresa Littlefield, owner, said they were told that because the foreclosure final notice had been filed in April, the lien should not have been put on the property.

Judge Purdy reduced the lien amount to \$718 payable within 60 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

**Case: CE08021711**  
431 SW 31 AVE  
ULYSSE, PROSPER

Notice was mailed to the owner via first class mail on 8/9/16. Stacey Gordon, Clerk III, testified that the lien amount was \$1,211,500 and City hard costs totaled \$922. The applicant had offered \$0.

Prosper Ulysse, owner, said he had done all that the City required to bring the house up to code. He requested the fine be reduced to City hard costs.

Judge Purdy reduced the lien amount to \$922 payable within 60 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

The following three cases for the same owner at the same address were heard together:

**Case: CE13061599**  
1301 SW 30 ST  
NAOR, ERIC SHAULI, YOSSE & SCHMIDT, T  
CURRENT OWNER: WELLS FARGO

Notice was mailed to the owner via first class mail on 8/11/16. Stacey Gordon, Clerk III, testified that the lien amount was \$10,775 and City hard costs totaled \$580. Total liens for all three cases: \$132,415; total hard costs: \$1,142.

Connie Salerno, attorney, confirmed that the bank had foreclosed on the property and the liens had been incurred by the prior owner. She confirmed the bank was taking a large loss on the property and there was a sale pending. The building had been demolished by the City before Wells Fargo re-took possession of the property and this was now a vacant lot.

Judge Purdy reduced the lien amount to \$1,080 payable within 60 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

**Case: CE14022185**

1301 SW 30 ST  
NAOR, ERIC SHAULI, YOSSIE & SCHMIDT, T  
CURRENT OWNER: WELLS FARGO

Notice was mailed to the owner via first class mail on 8/11/16. Stacey Gordon, Clerk III, testified that the lien amount was \$60,600 and City hard costs totaled \$313. The applicant had offered \$0.

Judge Purdy reduced the lien amount to \$813 payable within 60 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

**Case: CE12060132**

1301 SW 30 ST  
NAOR, ERIC & SHAULI, YOSSIE & SCHMIDT, T  
CURRENT OWNER WELLS FARGO

Notice was mailed to the owner via first class mail on 8/23/16. Stacey Gordon, Clerk III, testified that the lien amount was \$61,040 and City hard costs totaled \$249. The applicant had offered \$0.

Judge Purdy reduced the lien amount to \$749 payable within 60 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

The following four cases for the same owner and address were heard together:

**Case: CE08030185**

1544 NW 5 AVE  
TORRES, JORGE A

Notice was mailed to the owner via first class mail on 8/22/16. Stacey Gordon, Clerk III, testified that the lien amount was \$3,050 and City hard costs totaled \$534. The applicant had offered \$50. Total lien amount for all four cases: \$367,550 total hard costs: \$2,350.

Jorge Torres, owner, said he had purchased the property unaware of the liens and he lived in the property. He stated he had a "crazy idea" to buy the worst house in the neighborhood. The process had been very confusing to him and he also had a language barrier. He said he currently lived there and planned to stay. Mr. Torres requested the fines be reduced to City hard costs, with 90 days to pay. He stated he had closed his business recently.

Judge Purdy reduced the lien amount to \$534 payable within 90 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

**Case: CE08101675**

1544 NW 5 AVE  
TORRES, JORGE A

Notice was mailed to the owner via first class mail on 8/22/16. Stacey Gordon, Clerk III, testified that the lien amount was \$196,500 and City hard costs totaled \$672. The applicant had offered \$1,000.

Judge Purdy reduced the lien amount to \$672 payable within 90 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

**Case: CE12030097**

1544 NW 5 AVE  
TORRES, JORGE A

Notice was mailed to the owner via first class mail on 8/22/16. Stacey Gordon, Clerk III, testified that the lien amount was \$35,900 and City hard costs totaled \$1,362. The applicant had offered \$300.

Judge Purdy reduced the lien amount to \$1,362 payable within 90 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

**Case: CE08091852**

1544 NW 5 AVE  
TORRES, JORGE A

Notice was mailed to the owner via first class mail on 8/9/16. Stacey Gordon, Clerk III, testified that the lien amount was \$132,100 and City hard costs totaled \$534. The applicant had offered \$1,000.

Judge Purdy reduced the lien amount to \$534 payable within 90 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

**Cases Complied**

The below listed cases were complied. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

CE16061574	CE16040453	CE15072331	CE15072332
CE16041202	CE16061217	CE16061543	CE16040339
CE16070535	CE16070938	CE16060198	CE16050061
CE16070491	CE16080734	CE16080744	CE16080742
CE16080746	CE16080747	CE16080750	CE16080751

#### **Cases Rescheduled**

The below listed cases were rescheduled. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

CE16040725      CE15091243

#### **Cases Closed**

The below listed cases were closed. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

CE16071606      CE16060860

#### **Cases Withdrawn**

The below listed cases were withdrawn. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

CE16030375	CE16040574	CE16041197	CE15110658
CE15111719	CE12051939	CE16040564	CE16040609
CE16041192	CE16050097	CE16050829	CE15100417
CE15111446	CE15061164	CE13120207	CE14090370
CE15061034	CE14121430	CE14041901	CE14110552

#### **Cases With No Service**

The below listed cases had no service. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

None

#### **Respondent Non-Appearence**

Respondents for the below listed cases did not appear. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

None

#### **Cases with no fines imposed**

The below listed cases had no fines imposed. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

CE16050876

There being no further business, the hearing was adjourned at 12:49 A.M.

  
SPECIAL MAGISTRATE

ATTEST  
  
CLERK, SPECIAL MAGISTRATE

Minutes prepared by: J. Opperee, Prototype Inc.